

DEED

1
2 In consideration of \$50,767.87, receipt of which is hereby
3 acknowledged, the RIVERSIDE WATER COMPANY, a corporation, hereby grants
4 to the CITY OF RIVERSIDE, a municipal corporation of the State of
5 California, all that real property situate in the County of San
6 Bernardino, State of California, more particularly described as fol-
7 lows:

8 All that certain real property situate in the County
9 of San Bernardino, State of California, and more par-
10 ticularly described as follows, to-wit:

11 Lots 7, 8, 9, 12, 13 and 14, Block 44, RANCHO SAN
12 BERNARDINO, in the County of San Bernardino, State of
13 California, as per plat recorded in Book 7 of Maps,
14 page 2, records of said County, together with that
15 portion of the North 1/2 of Third Street now vacated
16 and adjoining Lots 7, 8 and 9 on the South, saving and
17 excepting therefrom the following parcels of land:

18 A. That portion included within the Cooley Tract
19 as per plat recorded in Book 5, of Maps, page 62,
20 in the office of the County Recorder of San
21 Bernardino County, California.

22 B. That portion of Lot 9 lying West of a line
23 described as follows:

24 COMMENCING at the intersection of the North
25 line of said Lot 9 with the East line of Cooley
26 Street as shown on Map of the Cooley Tract, as
27 recorded in Book 5 of Maps, page 62; thence
28 South along the East line of Cooley Street and
29 its Southerly prolongation to the South line of
30 Fourth Street; thence West along the South line
31 of Fourth Street to a point which is 137.05 feet
32 East of the Northeast corner of Lot 17, Tract
2503, as per plat recorded in Book 36 of Maps,
page 4; thence South $13^{\circ} 44'$ West 137.09 feet to
the most Easterly corner of said Lot 17; thence
continuing South $13^{\circ} 44'$ West along the Easterly
line of said Lot 17 a distance of 99.56 feet to
the Southeast corner of said Lot 17; thence East
38.5 feet to the Northeast corner of that certain
parcel of land described in the deed from E. M.
Cooley and Mary L. Cooley, husband and wife, to
the City of Riverside, dated April 20, 1917, and
recorded April 30, 1917, in Book 611 of Deeds,
page 165, and being the point therein referred to
as located in the center of Warm Creek at a point
North $0^{\circ} 07'$ West 416.87 feet from point in the
center of Third Street, as shown on said map which
is 878.98 feet East of intersection of center line
of Third Street with the East line of Waterman
Avenue; thence from said Northeast corner South
 $0^{\circ} 07'$ East 384.61 feet to the North line of new
Third Street as conveyed to the County of San
Bernardino, by deed recorded March 21, 1929, in Book
481 of Official Records, page 71, in the office of
the County Recorder, County of San Bernardino,
State of California.

1 C. All that portion of Lots 12 and 13, Block 44,
2 RANCHO SAN BERNARDINO, in the County of San
3 Bernardino, State of California, as per plat
4 recorded in Book 7 of Maps, page 2, records of
5 said County, described as follows:

6 COMMENCING at a two-inch iron pipe marking the
7 point of intersection of the East line of Cooley
8 Street as shown on the Map of the Cooley Tract
9 as recorded in Book 5 of Maps, page 62, with
10 the North line of Lot 12, Block 44, Rancho San
11 Bernardino; thence North $89^{\circ} 58' 22\frac{1}{2}"$ East along
12 the North line of said Block 44, a distance of
13 213 feet; thence South $0^{\circ} 06' 45"$ East 211.57
14 feet; thence South $6^{\circ} 36' 02"$ West 389.59 feet
15 to the North line of Fifth Street; thence South
16 $89^{\circ} 59' 02\frac{1}{2}"$ West 167.46 feet along the North
17 line of Fifth Street to the East line of Cooley
18 Street; thence North $0^{\circ} 06' 45"$ West along Cooley
19 Street 598.53 feet to the point of beginning.

20 D. All those portions of Lots 8, 9, 12 and 13, Block
21 44, RANCHO SAN BERNARDINO, in the County of San
22 Bernardino, State of California, as per plat
23 recorded in Book 7 of Maps, page 2, records of
24 said County, described as follows:

25 A strip of land 120 feet in width being 60 feet
26 measured at right angles on each side of a center
27 line described as follows:

28 COMMENCING at a point in the North line of Block
29 44 which is North $89^{\circ} 58' 22\frac{1}{2}"$ East a distance of
30 273 feet from a two-inch iron pipe marking the
31 intersection of the North line of said Lot 12,
32 Block 44, with the East line of Cooley Street as
33 shown on the Map of the Cooley Tract, as recorded
34 in Book 5 of Maps, page 62; thence from said point
35 of beginning South $0^{\circ} 06' 45"$ East 215 feet; thence
36 South $06^{\circ} 36' 02"$ West 427.68 feet; thence South
37 $25^{\circ} 09' 51"$ West 522.28 feet to a point on the
38 East line of Cooley Street which is South $0^{\circ} 06' 45"$
39 East a distance of 1112.43 feet from the iron pipe
40 at the intersection of the East line of Cooley
41 Street with the North line of said Lot 12, the
42 side lines of said strip of land to be prolonged
43 or shortened so that said strip of land shall begin
44 on the North line of said Block 44 and end in the
45 East line of Cooley Street.

46 E. A portion of Lots 8, 13 and 14, Block 44, RANCHO
47 SAN BERNARDINO, as per plat recorded in Map Book 7,
48 page 2, Records of San Bernardino County, State of
49 California, and more particularly described as a
50 strip of land 120 feet in width and extending 60
51 feet, measured at right angles, on each side of
52 the following described center line:

53 BEGINNING at a point in the center line of Sixth
54 Street, said point being North $89^{\circ} 58' 22\frac{1}{2}"$ East
55 1759.74 feet from the intersection of said center
56 line of Sixth Street with the center line of
57 Waterman Avenue; thence on a 3000 foot radius
58 curve to the left from a tangent bearing of South
59 $30^{\circ} 17' 17\frac{1}{2}"$ West for a distance of 753.33 feet;
60 thence South $15^{\circ} 54' 02\frac{1}{2}"$ West 31.24 feet; thence
61 on a 3000 foot radius curve to the left for a

Book 714/473

DEED

1 In consideration of \$50,767.87, receipt of which is hereby
2 acknowledged, the RIVERSIDE WATER COMPANY, a corporation, hereby grants
3 to the CITY OF RIVERSIDE, a municipal corporation of the State of
4 California, all that real property situate in the County of San
Bernardino, State of California, more particularly described as fol-
lows:

5 All that certain real property situate in the County
6 of San Bernardino, State of California, and more par-
ticularly described as follows, to-wit:

7 Lots 7, 8, 9, 12, 13 and 14, Block 44, RANCHO SAN
8 BERNARDINO, in the County of San Bernardino, State of
9 California, as per plat recorded in Book 7 of Maps,
10 page 2, records of said County, together with that
portion of the North 1/2 of Third Street now vacated
and adjoining Lots 7, 8 and 9 on the South, saving and
excepting therefrom the following parcels of land:

11 A. That portion included within the Cooley Tract
12 as per plat recorded in Book 5, of Maps, page 62,
13 in the office of the County Recorder of San
Bernardino County, California.

14 B. That portion of Lot 9 lying West of a line
described as follows:

15 COMMENCING at the intersection of the North
16 line of said Lot 9 with the East line of Cooley
17 Street as shown on Map of the Cooley Tract, as
18 recorded in Book 5 of Maps, page 62; thence
19 South along the East line of Cooley Street and
20 its Southernly prolongation to the South line of
21 Fourth Street; thence West along the South line
22 of Fourth Street to a point which is 137.05 feet
23 East of the Northeast corner of Lot 17, Tract
24 2503, as per plat recorded in Book 36 of Maps,
25 page 4; thence South $13^{\circ} 44'$ West 137.09 feet to
26 the most Easterly corner of said Lot 17; thence
27 continuing South $13^{\circ} 44'$ West along the Easterly
28 line of said Lot 17 a distance of 99.56 feet to
29 the Southeast corner of said Lot 17; thence East
30 38.5 feet to the Northeast corner of that certain
31 parcel of land described in the deed from E. H.
32 Cooley and Mary L. Cooley, husband and wife, to
the City of Riverside, dated April 20, 1917, and
recorded April 30, 1917, in Book 611 of Deeds,
page 165, and being the point therein referred to
as located in the center of Warm Creek at a point
North $0^{\circ} 07'$ West 416.57 feet from point in the
center of Third Street, as shown on said map which
is 378.98 feet East of intersection of center line
of Third Street with the East line of Waterman
Avenue; thence from said Northeast corner South
 $0^{\circ} 07'$ East 384.61 feet to the North line of new
Third Street as conveyed to the County of San
Bernardino, by deed recorded March 21, 1929, in Book
481 of Official Records, page 71, in the office of
the County Recorder, County of San Bernardino,
State of California.

1 C. All that portion of Lots 12 and 13, Block 44,
2 RANCHO SAN BERNARDINO, in the County of San
3 Bernardino, State of California, as per plat
4 recorded in Book 7 of Maps, page 2, records of
5 said County, described as follows:

6 COMMENCING at a two-inch iron pipe marking the
7 point of intersection of the East line of Cooley
8 Street as shown on the Map of the Cooley Tract
9 as recorded in Book 5 of Maps, page 62, with
10 the North line of Lot 12, Block 44, Rancho San
11 Bernardino; thence North $89^{\circ} 50' 22\frac{1}{2}"$ East along
12 the North line of said Block 44, a distance of
13 213 feet; thence South $0^{\circ} 06' 45"$ East 211.57
14 feet; thence South $6^{\circ} 36' 02"$ West 389.59 feet
15 to the North line of Fifth Street; thence South
16 $89^{\circ} 59' 02\frac{1}{2}"$ West 167.46 feet along the North
17 line of Fifth Street to the East line of Cooley
18 Street; thence North $0^{\circ} 06' 45"$ West along Cooley
19 Street 593.53 feet to the point of beginning.

20 D. All those portions of Lots 8, 9, 12 and 13, Block
21 44, RANCHO SAN BERNARDINO, in the County of San
22 Bernardino, State of California, as per plat
23 recorded in Book 7 of Maps, page 2, records of
24 said County, described as follows:

25 A strip of land 120 feet in width being 60 feet
26 measured at right angles on each side of a center
27 line described as follows:

28 COMMENCING at a point on the North line of Block
29 44 which is North $89^{\circ} 50' 22\frac{1}{2}"$ East a distance of
30 273 feet from a two-inch iron pipe marking the
31 intersection of the North line of said Lot 12,
32 Block 44, with the East line of Cooley Street as
33 shown on the Map of the Cooley Tract, as recorded
34 in Book 5 of Maps, page 62; thence from said point
35 of beginning South $0^{\circ} 06' 45"$ East 215 feet; thence
36 South $06^{\circ} 36' 02"$ West 427.68 feet; thence South
37 $25^{\circ} 09' 51"$ West 522.28 feet to a point on the
38 East line of Cooley Street which is South $0^{\circ} 06' 45"$
39 East a distance of 1112.43 feet from the iron pipe
40 at the intersection of the East line of Cooley
41 Street with the North line of said Lot 12, the
42 side lines of said strip of land to be prolonged
43 or shortened so that said strip of land shall begin
44 on the North line of said Block 44 and end in the
45 East line of Cooley Street.

46 E. A portion of Lots 8, 13 and 14, Block 44, RANCHO
47 SAN BERNARDINO, as per plat recorded in Map Book 7,
48 page 2, Records of San Bernardino County, State of
49 California, and more particularly described as a
50 strip of land 120 feet in width and extending 60
51 feet, measured at right angles, on each side of
52 the following described center line:

BEGINNING at a point in the center line of Sixth
Street, said point being North $89^{\circ} 58' 22\frac{1}{2}"$ East
1759.74 feet from the intersection of said center
line of Sixth Street with the center line of
Waterman Avenue; thence on a 3000 foot radius
curve to the left from a tangent bearing of South
 $30^{\circ} 17' 17\frac{1}{2}"$ West for a distance of 753.33 feet;
thence South $15^{\circ} 54' 02\frac{1}{2}"$ West 31.24 feet; thence
on a 3000 foot radius curve to the left for a

1 distance of 813.32 feet; thence South $0^{\circ} 22' 02\frac{1}{2}''$
2 West 616.12 feet to a point in the center line of
3 Third Street, said point in Third Street being des-
4 cribed as follows: South $89^{\circ} 59' 11''$ East 744.17
5 feet; thence on an 1146 foot radius curve to the
6 right for a distance of 342.03 feet; thence on an
7 1146 foot radius curve to the left for a distance
8 of 226.76 feet from the intersection of said center
9 line of Third Street with the said center line of
10 Waterman Avenue. The outside boundary lines of said
11 strip of land shall be prolonged or shortened as
12 required so as to begin and terminate on the same
13 lines on which said center line begins and terminates.

14 F. Fourth Street, Look 1549, page 18, Official Records
15 San Bernardino County.

16 G. Fifth Street, Look 2183, page 359, Official Records
17 San Bernardino County.

18 Also conveying herewith that certain water right,
19 consisting of a continuous flow of 20 inches of
20 water measured under 4-inch pressure as particularly
21 described in that certain instrument of conveyance
22 between H. H. COLLY and the RIVERSIDE WATER COMPANY,
23 dated January 30, 1902, and recorded January 30,
24 1902 in Look 304, page 247 in the office of the
25 Recorder of San Bernardino County, California.

26 Also conveying any reversionary right the grantor
27 may have in and to the parcels heretofore described
28 in Subdivision E of the exceptions contained in this
29 deed.

30 Subject to all easements, reservations, encumbrances,
31 restrictions and rights-of-way of record.

32 RESERVING to the grantor, its successors and assigns
the right to install and maintain all pipelines for
the transportation of water over, across or under
said land.

IN WITNESS WHEREOF, said RIVERSIDE WATER COMPANY has caused
its name to be subscribed hereto and its corporate seal affixed
by its President and Secretary thereto duly authorized by its
resolution of the board of directors this 10th day of December,
1952.

RIVERSIDE WATER COMPANY, a corporation

By: /s/ H. L. Petersen, President

By: /s/ S. K. McKenzie, Secretary

Ack.

Book 1114/473

DEED

In consideration of \$50,767.87, receipt of which is hereby acknowledged, the RIVERSIDE WATER COMPANY, a corporation, hereby grants to the CITY OF RIVERSIDE, a municipal corporation of the State of California, all that real property situate in the County of San Bernardino, State of California, more particularly described as follows:

All that certain real property situate in the County of San Bernardino, State of California, and more particularly described as follows, to-wit:

Lots 7, 8, 9, 12, 13 and 14, Block 44, RANCHO SAN BERNARDINO, in the County of San Bernardino, State of California, as per plat recorded in Book 7 of Maps, page 2, records of said County, together with that portion of the North 1/2 of Third Street now vacated and adjoining Lots 7, 8 and 9 on the South, saving and excepting therefrom the following parcels of land:

A. That portion included within the Cooley Tract as per plat recorded in Book 5, of Maps, page 62, in the office of the County Recorder of San Bernardino County, California.

B. That portion of Lot 9 lying West of a line described as follows:

COMMENCING at the intersection of the North line of said Lot 9 with the East line of Cooley Street as shown on Map of the Cooley Tract, as recorded in Book 5 of Maps, page 62; thence South along the East line of Cooley Street and its Southerly prolongation to the South line of Fourth Street; thence West along the South line of Fourth Street to a point which is 137.05 feet East of the Northeast corner of Lot 17, Tract 2503, as per plat recorded in Book 36 of Maps, page 4; thence South 13° 44' West 137.09 feet to the most Easterly corner of said Lot 17; thence continuing South 13° 44' West along the Easterly line of said Lot 17 a distance of 99.56 feet to the Southeast corner of said Lot 17; thence East 38.5 feet to the Northeast corner of that certain parcel of land described in the deed from E. M. Cooley and Mary L. Cooley, husband and wife, to the City of Riverside, dated April 20, 1917, and recorded April 30, 1917, in Book 611 of Deeds, page 165, and being the point therein referred to as located in the center of Warm Creek at a point North 0° 07' West 416.87 feet from point in the center of Third Street, as shown on said map which is 878.98 feet East of intersection of center line of Third Street with the East line of Waterman Avenue; thence from said Northeast corner South 0° 07' East 384.61 feet to the North line of new Third Street as conveyed to the County of San Bernardino, by deed recorded March 21, 1929, in Book 481 of Official Records, page 71, in the office of the County Recorder, County of San Bernardino, State of California.

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C. All that portion of Lots 12 and 13, Block 44, RANCHO SAN BERNARDINO, in the County of San Bernardino, State of California, as per plat recorded in Book 7 of Maps, page 2, records of said County, described as follows:

COMMENCING at a two-inch iron pipe marking the point of intersection of the East line of Cooley Street as shown on the Map of the Cooley Tract as recorded in Book 5 of Maps, page 62, with the North line of Lot 12, Block 44, Rancho San Bernardino; thence North 89° 58' 22½" East along the North line of said Block 44, a distance of 213 feet; thence South 0° 06' 45" East 211.57 feet; thence South 6° 36' 02" West 389.59 feet to the North line of Fifth Street; thence South 89° 59' 02½" West 167.46 feet along the North line of Fifth Street to the East line of Cooley Street; thence North 0° 06' 45" West along Cooley Street 598.53 feet to the point of beginning.

D. All those portions of Lots 8, 9, 12 and 13, Block 44, RANCHO SAN BERNARDINO, in the County of San Bernardino, State of California, as per plat recorded in Book 7 of Maps, page 2, records of said County, described as follows:

A strip of land 120 feet in width being 60 feet measured at right angles on each side of a center line described as follows:

COMMENCING at a point in the North line of Block 44 which is North 89° 58' 22½" East a distance of 273 feet from a two-inch iron pipe marking the intersection of the North line of said Lot 12, Block 44, with the East line of Cooley Street as shown on the Map of the Cooley Tract, as recorded in Book 5 of Maps, page 62; thence from said point of beginning South 0° 06' 45" East 215 feet; thence South 06° 36' 02" West 427.68 feet; thence South 25° 09' 51" West 522.28 feet to a point on the East line of Cooley Street which is South 0° 06' 45" East a distance of 1112.43 feet from the iron pipe at the intersection of the East line of Cooley Street with the North line of said Lot 12, the side lines of said strip of land to be prolonged or shortened so that said strip of land shall begin on the North line of said Block 44 and end in the East line of Cooley Street.

E. A portion of Lots 8, 13 and 14, Block 44, RANCHO SAN BERNARDINO, as per plat recorded in Map Book 7, page 2, Records of San Bernardino County, State of California, and more particularly described as a strip of land 120 feet in width and extending 60 feet, measured at right angles, on each side of the following described center line:

BEGINNING at a point in the center line of Sixth Street, said point being North 89° 58' 22½" East 1759.74 feet from the intersection of said center line of Sixth Street with the center line of

1 distance of 813.32 feet; thence South 0° 22' 02½"
2 West 616.12 feet to a point in the center line of
3 Third Street, said point in Third Street being des-
4 cribed as follows: South 89° 59' 14" East 774.17
5 feet; thence on an 1146 foot radius curve to the
6 right for a distance of 342.03 feet; thence on an
7 1146 foot radius curve to the left for a distance
8 of 226.76 feet from the intersection of said center
9 line of Third Street with the said center line of
10 Waterman Avenue. The outside boundary lines of said
11 strip of land shall be prolonged or shortened as
12 required so as to begin and terminate on the same
13 lines on which said center line begins and terminates.

14 F. Fourth Street, Book 1549, page 18, Official Records
15 San Bernardino County.

16 G. Fifth Street, Book 2183, page 359, Official Records
17 San Bernardino County.

18 Also conveying herewith that certain water right,
19 consisting of a continuous flow of 20 inches of
20 water measured under 4-inch pressure as particularly
21 described in that certain instrument of conveyance
22 between E. M. COOLEY and the RIVERSIDE WATER COMPANY,
23 dated January 30, 1902, and recorded January 30,
24 1902 in Book 304, page 347 in the office of the
25 Recorder of San Bernardino County, California.

26 Also conveying any reversionary right the grantor
27 may have in and to the parcels hereinabove described
28 in Subdivision E of the exceptions contained in this
29 deed.

30 Subject to all easements, reservations, encumbrances,
31 restrictions and rights-of-way of record.

32 RESERVING to the grantor, its successors and assigns
the right to install and maintain all pipelines for
the transportation of water over, across or under
said land.

IN WITNESS WHEREOF, said RIVERSIDE WATER COMPANY has caused
its name to be subscribed hereto and its corporate seal affixed
by its President and Secretary thereto duly authorized by its
resolution of the board of directors this 10th day of December,
1952.

RIVERSIDE WATER COMPANY, a corporation

By: /s/ M. B. Petersen, President

By: /s/ S. K. McKenzie, Secretary

Ack.